Sewall Wetland Consulting, Inc.
PO Box 880
Fall City, WA 98024
Phone: 253-859-0515

September 23, 2015

First Sammamish Woods, LLC
C/O Don Winton
909 S. 336th Street, Suite 101
Federal Way, WA 98003

RE: Stream Classification Report – Parcel #0924069243
City of Issaquah, Washington
SWC Job #15-110

This report describes our observations, delineation and classification of the stream located on Parcel #0924069243, at 3519 228th Avenue SE in the City of Sammamish, Washington (the "site").

Above: King County iMap Parcel viewer with wetland and stream layers

The site is a rectangular shaped 2.99 acre parcel containing an existing medical office building on the south end of the site with associated paved parking area and stormwater pond. The remainder of the site is a forested parcel with a dug ditch passing water to the north from the storm water pond on the site and off-site to the south. The site is located within the SE ¼ of Section 9, Township 24 North, Range 6 East of the W.M.

METHODOLOGY

Ed Sewall of Sewall Wetland Consulting, Inc. inspected the site several times including most recently March 14, 2015. The site was reviewed using methodology described in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory, 1987), and the *Western Mountains, Valleys and Coast region Supplement* (Version 2.0) dated June 24, 2010, as required by the US Army Corps of Engineers and City of Issaquah. Soil colors were identified using the 1990 Edited and Revised Edition of the Munsell Soil Color Charts (Kollmorgen Instruments Corp. 1990).

OBSERVATIONS

No wetlands were found on the site. The site contains a steep sided, linear shaped dug ditch through the site. This ditch carries stormwater from storm ponds along 228th on the site, and to the south of the site and Providence Point Drive SE. There is no known natural water source for this ditch other than the runoff from these facilities. The following is a detailed study of this stream downstream that was conducted for this property and properties to the north to determine its classification as a Class 4 stream;

Existing Site Documentation.

Prior to visiting the site, a review of several natural resource inventory maps was conducted. Resources reviewed included the National Wetland Inventory Map, the King County iMap website with wetland and stream layers activated, the City of Sammamish Wetland Inventory and information from work on the Loma and Evergreen Academy site to the north, and Parcel #092406-9261 to the northwest as well as Parcel #0924069115.

King County iMap website

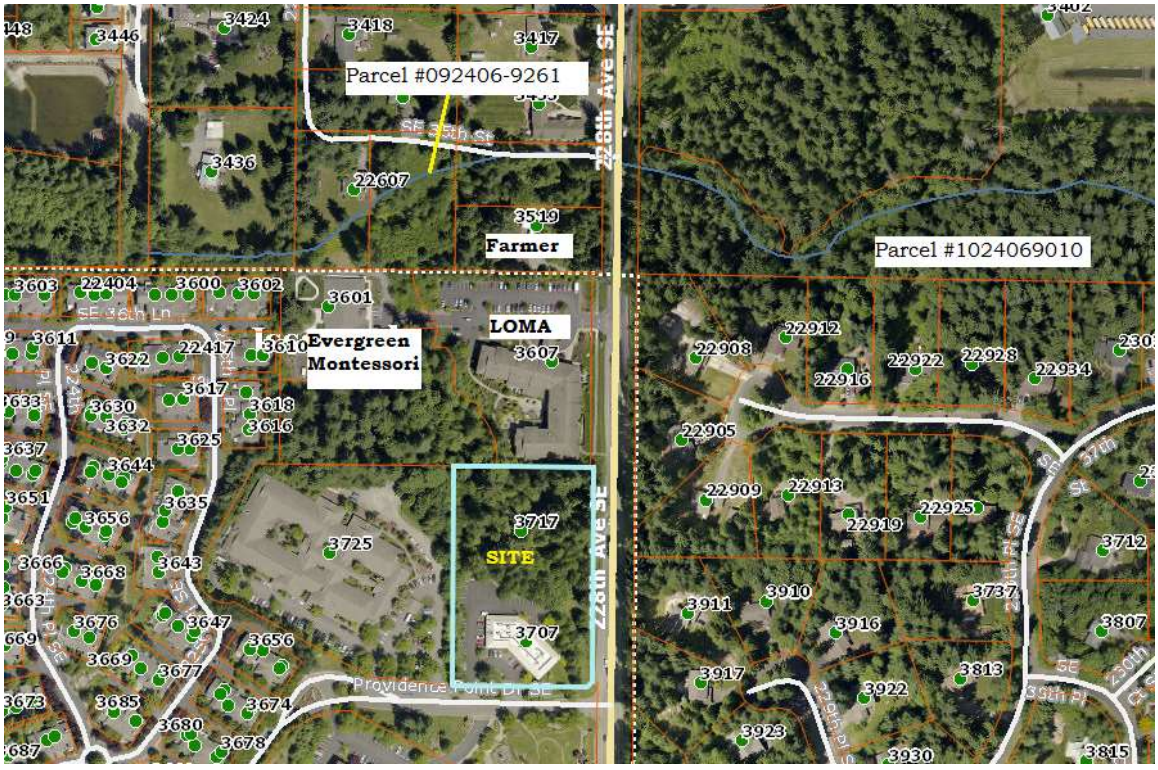
According to the King County iMap website (*see Vicinity map page 1 of this report*), there are no wetlands or streams on the site.

National Wetlands Inventory (NWI)

The NWI map depicts no wetlands or streams on the site. The closest wetland is a forested wetland located approximately 300' west of the site.

Above: NWI map of the area of the site

Previous Studies surrounding properties



Above: Map of other properties studied

<u>Parcel #092406-9261</u>

Studies of this property, located along the north of the site, just north of the Evergreen Montessori School were conducted in 1997 and 1999 for Scott Moran, a previous owner under King County Jurisdiction. Additional studies were conducted in 2004 and 2007 and 2009 for Alicia Espinosa, a subsequent owner. During all of these studies, the stream passing through this site was identified as a Class 3 stream under old King County Code (non-fish stream), as well as a Type Ns stream. In the 2007 report for this parcel, the stream was described as follows;

"There is a small, intermittently flowing stream that enters the west edge of the site 200' back from the northwest site corner as depicted on the attached site plan. This stream originates in a wetland located several hundred feet west of the site as well as carries the outflow of a storm water pond located west of the site on the Providence Point property. The

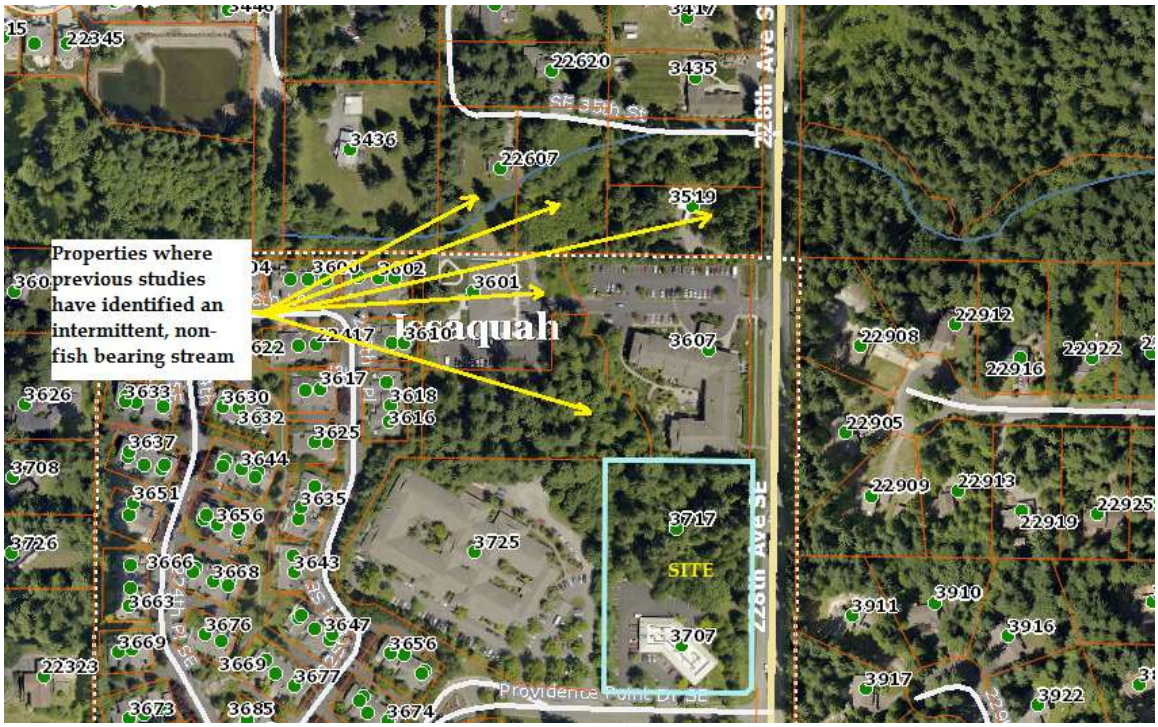
stream flows in a swale like feature through lawn and pasture on the property west of the site before dispersing into sheet flow across the wetland on the site. At the east side of the site, stream re-forms into a channel along the property line approximately 155' south of the northwest site corner. This area also receives the flow from another small intermittent stream that enters the wetland from the south side of the property. This stream, entering from the south is in a 1' wide channel before spreading out with a mix of channeled and sheet flow flowing northwest. This stream originates in storm water facilities on the Providence Point property to the south at Providence Pointe Drive SE, flows through the Senior Living facility, and then under a culvert under a gravel road before entering the site. I have worked on both of the properties to the south (Marathon Senior Living facility and Providence Point) and have reviewed this stream with both the City of Issaquah and WDFW. This stream is considered an intermittently flowing non-fisheries stream. This stream, as well as the one which enters the south side of the site, are best classified as Type Ns (SMC 21.50.330) due to intermittent flow and lack of fish use. Type Ns streams typically have a 50' buffer measured from the ordinary high water mark."

Studies of Loma Facility and Evergreen Academy

I conducted studies of the Loma facility as well as the Evergreen Academy located to the north of the site between 2002-2010. This included parcels #092406-9140, 9301 & 9302. These studies were done within City of Issaquah jurisdiction. These studies identified the stream passing through these properties as a non-fish bearing stream with intermittent flow character. I conducted a site visit with Stuart Reinbold of WDFW and it was confirmed this was a non-fish bearing stream. An HPA was obtained from WDFW to cross this stream with a culvert in September of 2013. The stream was identified as an unnamed tributary of Big Gulch Creek. During the permitting it was concluded the stream was a Type Ns stream where a defined channel was present. On this site the stream has a semi natural meandering character that is bisected by an old decorator pond and dam. Prior to the existing road crossing, the stream disappears and spreads to in a small wetland area with seepage and no channel.

Field Reconnaissance Parcel #1024069010

I conducted a field inspection of the downstream segments of this stream east of 228th Avenue SE on February 3, 2015.



Above and Below: Aerial photo of the stream and significant features

What was found confirms that this stream is a non-fish bearing intermittent stream channel as has been determined in the past. On my site visit 2-3-15, I observed no stream flow on the site. Off-site on the east side of 228th Avenue SE, the channel was also found to be dry, despite fairly heavy recent rainfall. As the channel drains easterly through the forested area, the channel is dispersed and poorly defined, with apparent sheet flow when flow is present.

Above: Stream channel several hundred feet east of 228th and downstream of the site. Note area appears to sheet flow with no well-defined channel. Below: point approximately 500' east of 228th where water infiltrates and channel disappears.

At a point approximately 500 feet easterly of 228th the stream channel disappears completely, appearing to infiltrate into the ground. I proceeded approximately 75'-100' further east with no evident channel present. At a point approximately 100' east of the end of the channel, wetland starts to emerge which appears to be the west end of the wetland known as Drunken Charlie Bog. Drunken Charlie Bog is located west of 234th Avenue SE.

Drunken Charlie Bog is the eventual receiver of water from the stream on the site. This water sheet flows out into the bog with no defined channel through the wetland. This wetland contains a large overflow pipe at its east end, as well as a small (12") concrete pipe which pass under 234th and into the wetlands bordering Laughing Jacobs Lake. The 12" pipe is open on the west side of the road, but buried under rock on the east side.

Standpipe on west side of 134th in Dunken Charlie bog.

Above: 12" pipe that passes under234th from Dunken Charlie bog.
Below: Outlet on east side of 234th.

This off-site and downstream fieldwork confirms the Ns classification of this stream downstream of the site. We have observed the stream dry, and it is clear that given the break and lack of channel for a distance of approximately 100', there is no possible way fish could access the stream channel that passes through the site. In addition, blockages at 234th also appear to prevent any fish from going west of 234th into the wetland known as Drunken Charlie bog. There is no channel in this wetland and the wetland was dry except for a few small depressions which contained water during our winter inspection. A single depiction aerial photograph of all the blockages is shown on page 15 of this report.

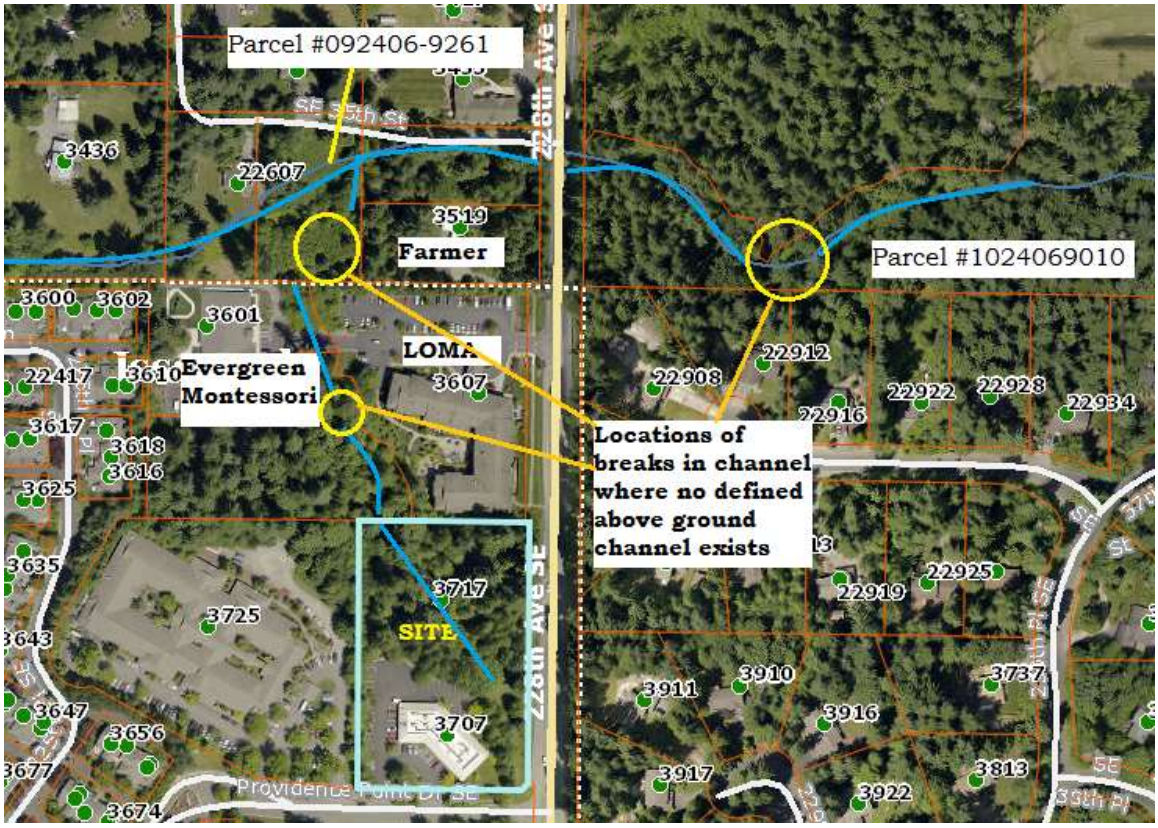
Farmer Property-Parcel # 0924069115

A study of this property to the north of the site which contains the stream where water from this site drains was conducted in 2014. It was reviewed by the City of Sammamish and agreed to be an intermittent non-fish bearing stream. The tributary of this stream that comes from the site eventually drains into a sheet flow area to the wets of the Framer site with no continuous channel to the stream to the north.

Stream Classification

As determined from the studies we have conducted to the north of the site in the City of Issaquah and Sammamish, this watercourse is an intermittently flowing, non-fish bearing water. The tributary of this stream that passes through the site is an intermittent upper reach of this stream. The stream through the site has been placed in a steep sided dug ditch and carries primarily stormwater through the site. As defined in City of Issaquah Code Chapter 18.10.780, Class 4 streams are "*constructed or channelized streams, that are intermittent, are not used by salmonids and do not provide salmonid habitat, and/or are not connected to an Class 1, 2 or 3 stream by an above ground channel".*

The stream that passes through the site is carrying stormwater with no natural flow, and is an intermittent, non-fish bearing stream in a constructed channelized feature. The ditch on the site connects to a stream that was called a Class 3 stream during the Loma study years ago. However, this stream through the Loma site does not have a continuous channel to the north, spreading out and sheet flowing in sections.



At the time there was little known about this channel downstream, but in hindsight this should have been classified as a Class 4 stream or as used by WDFW, a Type O water. Type O water do not connect with an above ground channel to higher order streams. Based upon the above described in formation it is our professional opinion the ditched stream feature through the site should be classified as a Class 4 stream.

If you have any questions in regards to this report or need additional information, please feel free to contact me at (253) 859-0515 or at esewall@sewallwc.com .

Sincerely,
Sewall Wetland Consulting, Inc.

Ed Sewall
Senior Wetlands Ecologist PWS #212

REFERENCES

Cowardin, L., V. Carter, F. Golet, and E. LaRoe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Fish and Wildlife Service, FWS/OBS-79-31, Washington, D. C.

Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1. U. S. Army Corps of Engineers Waterways Experiment Station, Vicksburg, Mississippi.

Muller-Dombois, D. and H. Ellenberg. 1974. Aims and Methods of Vegetation Ecology. John Wiley & Sons, Inc. New York, New York.

Munsell Color. 1988. Munsell Soil Color Charts. Kollmorgen Instruments Corp., Baltimore, Maryland.

National Technical Committee for Hydric Soils. 1991. Hydric Soils of the United States. USDA Misc. Publ. No. 1491.

Reed, P., Jr. 1988. National List of Plant Species that Occur in Wetlands: Northwest (Region 9). 1988. U. S. Fish and Wildlife Service, Inland Freshwater Ecology Section, St. Petersburg, Florida.

Reed, P.B. Jr. 1993. 1993 Supplement to the list of plant species that occur in wetlands: Northwest (Region 9). USFWS supplement to Biol. Rpt. 88(26.9) May 1988.

USDA NRCS & National Technical Committee for Hydric Soils, September 1995. Field Indicators of Hydric Soils in the United States - Version 2.1